28 Elm Close, Carshalton, SM5 2AG

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Guide price £425,000

WH WATSON HOMES
Estate Agents

# 28 Elm Close

## Carshalton, SM5 2AG
## Guide price £425,000

Offered to the market with no onward chain is this charming three bedroom extended family home. The property benefits from a 12ft kitchen, a 13ft dining room, a pretty rear garden, a detached garage and NO ONWARD CHAIN.

Located in a sought after residential cul de sac in Carshalton, close to good transport links, shops and a variety highly regarded schools.

### Accommodation

UPVC double glazed doors to..
Enclosed porch
Quarry tiled step, part glazed wood wooden front door to..

Entrance hall
Obscure glazed window to front aspect, single panel radiator, under stairs storage cupboard, wall mounted thermostat, picture rail.

Lounge
UPVC double glazed bay window to front aspect, single panel radiator, fireplace, fitted shelving unit.

Dining room
UPVC double glazed window and door to rear aspect,

double panel radiator, fireplace, serving hatch.

Kitchen
Range of fitted wooden wall units with cupboards and drawers below, stainless steel sink unit with chrome mixer tap, space for cooker, wall mounted boiler, space and plumbing for washing machine, UPVC double glazed windows to side and rear aspects.

Stairs to 1st floor landing
Loft access, fitted storage cupboard

Bedroom one
UPVC double glazed bay window to front aspect, single panel radiator, fitted wardrobe, picture rail.

Bedroom two
UPVC double glazed window to rear aspect, single panel radiator, picture rail, cupboard housing water tank.

Bedroom three
UPVC double glazed window to front aspect, wall mounted heater.

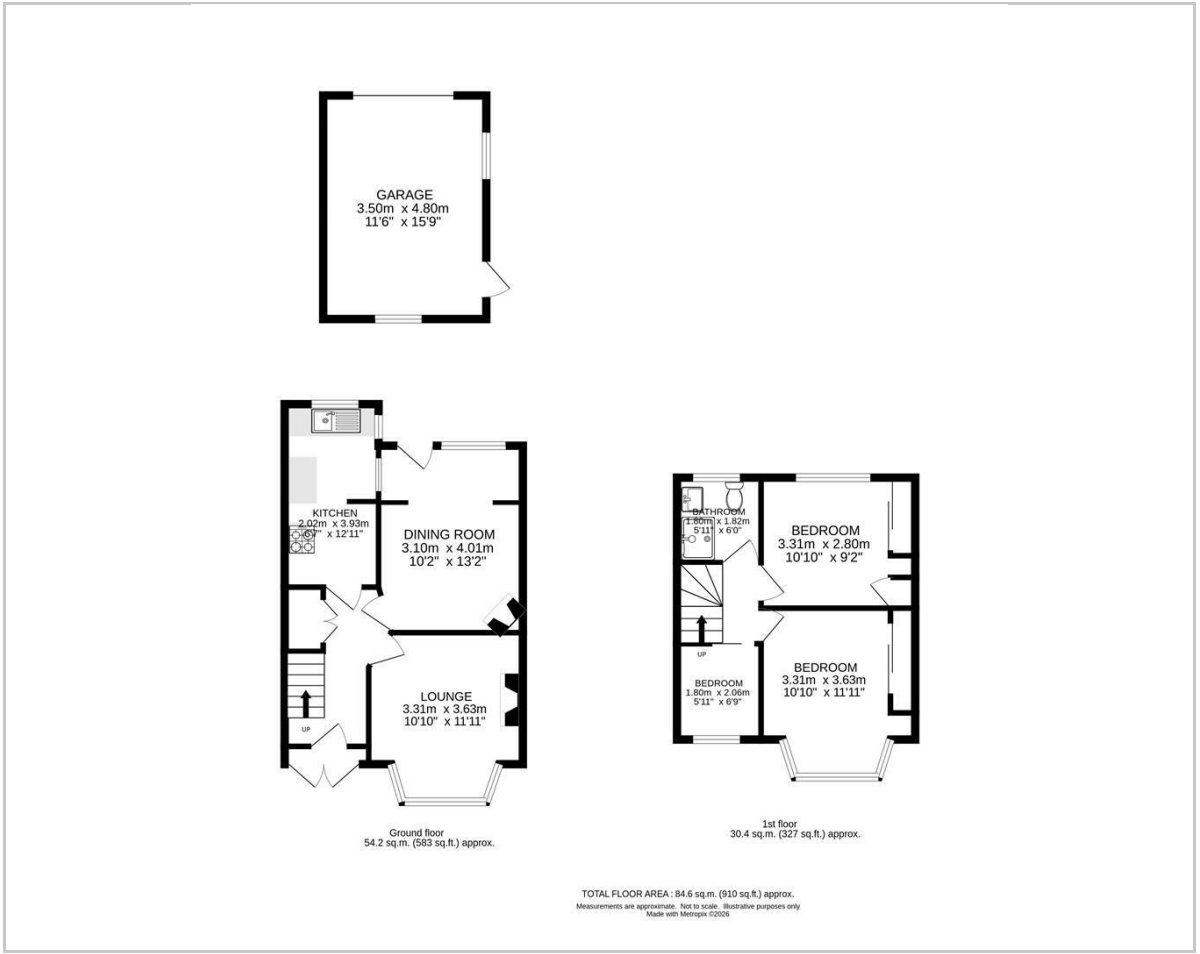
Bathroom
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome taps, low-level flush WC, tiled walls, wall mounted heater, obscure UPVC double glazed window to rear aspect.

Rear garden
Approximately 40ft
Paved patio area and footpath leading to rear, mainly laid to lawn with shrubs bordering, gated rear access and access to garage.

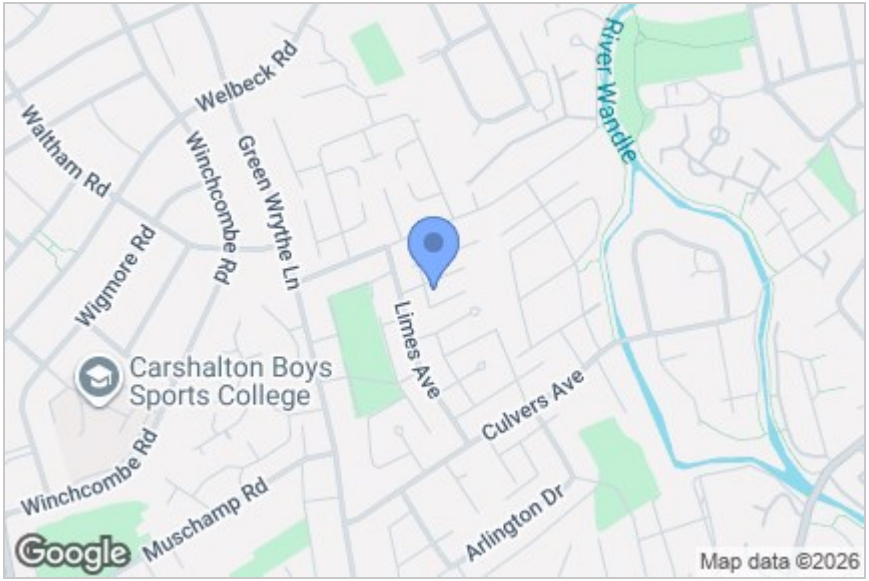
Detached garage
Up/over door at rear.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

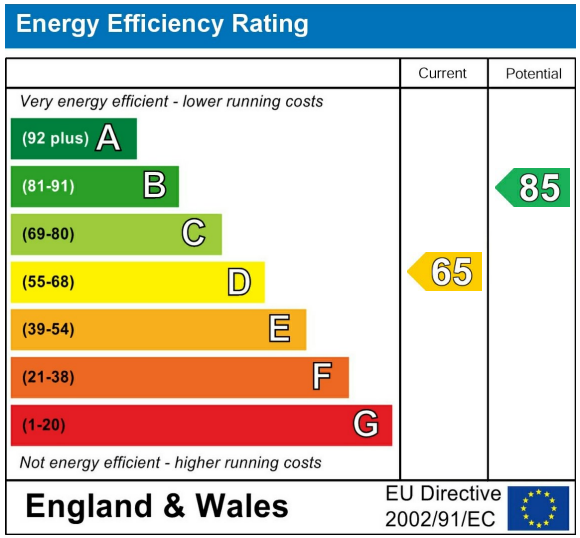
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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